



CITY OF REDWOOD CITY

Building Inspection & Code Enforcement Services

WARNING! LIVING IN GARAGES AND SHEDS IS UNSAFE and AGAINST THE LAW!

Please be advised that the City of Redwood City is very concerned about the safety of people living in garages, sheds, and other structures not designed for habitation. There are numerous safety issues associated with this practice including carbon monoxide poisoning from heaters, fire hazards, and improper sanitation.



**REMEMBER
WE ARE TALKING
ABOUT THE
LIVES OF
PEOPLE.**

It is the Landlords responsibility if this condition exist on the property and shall be subject to fines, citation(s), and possible relocation costs for your tenants.

If you are a resident of a space not approved for habitation, you are at-risk of being displaced. You are also subject to citation(s) and fines.

The City of Redwood City thanks you for your help

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Code Enforcement Mission Statement:

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It shall be the Code Enforcement staff's mission to provide residents and businesses of Redwood City with professional and courteous community service they can count on at all times.

We will always endeavor to protect and preserve the public safety, welfare, and quality of life of all our residents by investigation violations and enforcing city ordinances without prejudice or bias.

We recognize that teamwork is essential in any organization and will continuously strive to work in partnership with residents, businesses, neighborhood associations, public service agencies and other city departments to make Redwood City a great place to live.

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THE FOLLOWING LAWS HAVE BEEN ADOPTED BY THE CITY:

1. **Relocation Ordinance #2048, Resolution #13862 1/17/00 RCC, Chapter 42:**
Relocation Assistance of **\$5,700 per household** may be required to be paid by the property owner to assist tenants in moving as a result of a code enforcement action.

2. **RCC 9.40 California Building Code Section {A} 111.1, Improper Occupancy:**
A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the building official has issued a certificate of occupancy there for as provided herein. Subject to fines from: **\$100.00 to \$500.00 per day**.

3. **RCC 9.40 California Building Code Section {A} 116.1, Unsafe Structure:**
Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities light and ventilation, constitutes fire hazard, or dangerous to human life shall be deemed an unsafe condition. Subject to fines from: **\$50.00 to \$500.00 per day**.

4. **RCC 9.40 California Building Code Section {A} 105.1, Permits:** Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure shall first make an application to the building official and obtain the required permit. This includes any electrical, gas, mechanical or plumbing system. Subject to fines from: **\$50.00 to \$500.00 per day**.

5. **Zoning Ordinance Section 30.2 {A}, Covered Parking Required – Residential Uses:**
Residential units of four (4) bedrooms or less require at least two (2) covered parking spaces. You may be required to add additional covered parking for new construction. Existing homes may be exempt. Subject to fines from: **\$50.00 to \$500.00 per day**.

*If you are in need of assistance in finding alternate housing for yourself or you are a landlord seeking housing for tenants, please call **Fair Oaks Community Center at 780-7500**.*

City of Redwood City – Building Inspection & Code Enforcement Services

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